001.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	934,500	/	934,500
USE VALUE:	934,500	/	934,500
ASSESSED:	934,500	/	934,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALENTINE THOMAS
Owner 2:	
Owner 3:	
Street 1:	31 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIM LEE C -
Owner 2:	-
Street 1:	33 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,002 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2390 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4002.000	496,200	6,200	432,100	934,500
Total Card	0.092	496,200	6,200	432,100	934,500
Total Parcel	0.092	496,200	6,200	432,100	934,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.00 | /Parcel: 391.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 126
GIS Ref:
GIS Ref:
Insp Date: 08/25/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	496,300	6200	4,002.	432,000	934,500	934,500	Year End Roll	12/18/2019
2019	104	FV	369,300	6300	4,002.	459,100	834,700	834,700	Year End Roll	1/3/2019
2018	104	FV	369,300	6300	4,002.	334,800	710,400	710,400	Year End Roll	12/20/2017
2017	104	FV	346,100	4900	4,002.	291,600	642,600	642,600	Year End Roll	1/3/2017
2016	104	FV	346,100	4900	4,002.	248,400	599,400	599,400	Year End	1/4/2016
2015	104	FV	307,800	4900	4,002.	243,000	555,700	555,700	Year End Roll	12/11/2014
2014	104	FV	307,800	4900	4,002.	199,800	512,500	512,500	Year End Roll	12/16/2013
2013	104	FV	320,500	4900	4,002.	190,100	515,500	515,500		12/13/2012

!11!

PRINT

Date	Time
12/10/20	15:54:42

LAST REV

Date	Time
10/23/17	12:33:31

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIM LEE C,	1408-60		11/29/2011		550,000	No	No		
	1016-29		7/1/1986		99	No	No		F

USER DEFINED

Prior Id # 1:	126
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2010	1038	Porch	10,000					REBUILD PORCHES
5/21/2007	365	Re-Roof	5,500					
6/15/2005	493	Siding	16,356					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
5/2/2006	External Ins	BR	B Rossignol
4/28/2000	Inspected	263	PATRIOT
4/17/2000	Missed Appt.	263	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

Total AC/HA: 0.09187 | Total SF/SM: 4002 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,050 | Spl Credit | Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08933043
Const Adj.:	0.98490196
Adj $ / SQ:	182.390
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609615
Depreciation:	113388
Depreciated Total:	496227

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

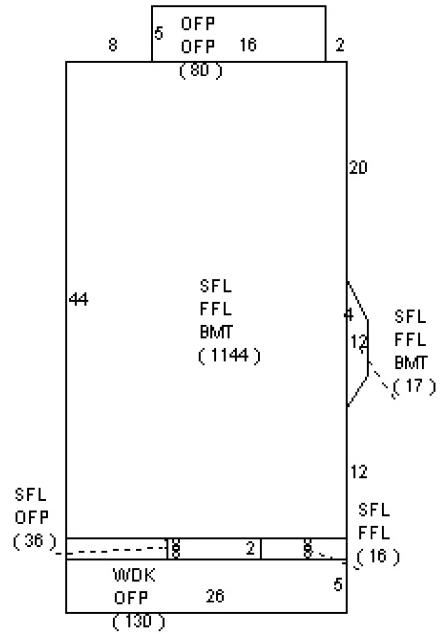
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
94	001.0-0001-0005.0		12/22/1998	320,000
94	027.0-0002-0017.0		8/27/1998	320,000
93	001.0-0001-0009.0		2/27/1998	278,000
93	048.0-0005-0001.0		10/2/1998	315,000
92	041.0-0005-0007.0		5/28/1998	311,000
91	041.0-0006-0005.0		12/29/1998	292,500

WtAv$/SQ:		AvRate:	92.83	Ind.Val	277763.0161

Juris. Factor:	1.00	Before Depr:	182.39
Special Features:	0	Val/Su Net:	123.83
Final Total:	496200	Val/Su SzAd	207.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,213	182.390	221,239
FFL	First Floor	1,177	182.390	214,673
BMT	Basement	1,161	54.720	63,527
OFP	Open Porch	326	21.240	6,923
WDK	Deck	130	13.490	1,753

Net Sketched Area:	4,007	Total:	508,115

Size Ad	2390	Gross Are	4007	FinArea	2390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1940	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	12x14	A	AV	2000	4.48	T	15.2	104			600			600
19	Patio	D	Y	1	10x16	A	AV	2014	4.59	T	5	104			700			700

More:	N	Total Yard Items:	6,200	Total Special Featues:		Total:	6,200

IMAGE

AssessPro Patriot Properties, Inc